

NOTICE AND AGENDA
PLANNING COMMISSION MEETING

May 25, 2006 (Public Meeting)

Legacy Parkway Open House 5:00 p.m. at the Community Center, 120 South Main

Study Session: 6:30 p.m. at City Hall, 130 North Main

Regular Session: 7:00 p.m. at City Hall, 130 North Main

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- (7:00) 1. Minutes
2. City Council Report

SUBDIVISION/PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

- (7:05) 3. Danville Land Investments, LLC, Woodside Homes (Public Hearing) - Applicant is requesting a recommendation for Preliminary PUD Master Plan approval for a development known as the Cottages at Station Park consisting of 418 dwelling units on 106.5 acres located west of I-15 and 1525 West Street, south of Shepard Lane, east of the UTA railroad tracks, and north of Burke Lane in the R-4 and AE zone, the applicant is also requesting preliminary plat approval for phase 1 related thereto (S-7-06 and S-11-06).

GENERAL PLAN/ZONE CHANGE APPLICATION

- (8:05) 4. Farmington City (Public Hearing) - Applicant is requesting a recommendation regarding a proposal to amend the General (or Future) Land Use Plan map regarding property in the general vicinity of north Main Street, south Mountain Road, Northridge Road, and U.S. 89 from "Public/Private Recreation Open Space and or Parks Very Low Density" and "Low Density Residential" to "Office/Business Park", and a recommendation for a zone change from LR, LR-F, and A-F to "Professional Office" on property owned by UDOT and the Pilcher family related thereto (Z-6-06).

ZONE TEXT CHANGE APPLICATIONS

5. Farmington City (Public Hearing) - Applicant is requesting a recommendation to enact a new chapter in the Zoning Ordinances titled "Professional Office" (ZT-2-06).
- (9:05) 6. Farmington City (Public Hearing) - Applicant is requesting a recommendation to amend Chapter 34 of the Zoning Ordinance regarding S.O.B. uses (ZT-3-06).

OTHER BUSINESS

- (9:10) 7. Miscellaneous, Correspondence, etc.
- a. Heath Adams accessory building placement request;
 - b. Anthony Little boundary adjustment recommendation
 - c. Clark Lane Street Vacation recommendation; and
 - d. Other.

8. Motion to Adjourn.

(Please Note: Planning Commission applications may be tabled by the Commission if: 1. additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.)

posted May 19, 2006

David E. Petersen, AICP
City Planner